

STEAM POWER.—Several well-lighted ROOMS, left with Steam Power, No. 29 and 31 Gold st., R. H. COOK, 100 Broadway.

STORE TO LET.—An old-established DRY GOODS STORE, with fixtures complete, No. 88 Broadway, for sale by an enterprising man. Possession immediately. Inquire of F. B. STELLER, corner 16th st. and 9th av.

TWO LOTS.—Part of a HOUSE delightfully situated in 12th street, in complete order, to a gentle, quiet family, without children. Carpets, &c., will be sold if desired. Address K. D. Tribune Office.

TO LET TO MECHANICS.—Two light ROOMS on the 2d floor, fronting on Canal and Water-st., with steady POWER, by J. GAUDI, No. 109 Walker-st.

Houses and Farms Wanted.

HOUSE WANTED.—Suitable for a respectable family, by an unexceptionable tenant. Location between 8th and 9th aves, and not more than 3 blocks from Broadway, west side preferred. Modern improvements indispensable. Address, stating rent and particulars, J. W. F., No. 92 Broadway.

Real Estate for Sale.

A BEAUTIFUL COUNTRY RESIDENCE for SALE in Franklin, N. Y.—14 miles from Albany, 25 acres of LAND, Hot and Cold Water, fine stone Buildings in the house and about the premises. Inquire at No. 163 Green-wich st.

FARM LANDS for SALE.—The ILLINOIS GENERAL RAILROAD COMPANY is now prepared to sell over TWO MILLION OF ACRES

FARMING LANDS, IN TRACTS OF FORTY ACRES AND UPWARD, ON LONG CREDITS

LAWES OF INTEREST.—These Lands were granted by the Government to the companies running the Railroads in the State, interspersed here and there with magnificent groves of oak and other timber. The road extends from Chicago on the north east to Cairo at the south, and from there to Galena, a distance of 300 miles. It passes through the most beautiful country in the State, and is within 50 miles on each side of this Road, ready and cheap means are afforded by it for transporting all kinds of produce to Eastern and Southern markets. Moreover, the rapid growth ofour towns and villages along the line, and the great increase in population by immigration, &c., afford a substantial and growing home demand for these lands.

The soil is a dark, rich, mold, from one to five feet in depth, is easily tilled, and peculiarly fitted for grazing Cattle and Sheep. Incomes in individual farms are proportionately the well known characteristics of Illinois lands. Trees are not required to be cut down, stumps grubbed, or stones picked off, as in general, in order to clear land in the West and other States. The cost of living is less than half that of the newly broken land, usually reducing the cost of plowing and fencing.

We heat snow on the new-fashion and save it to yield very large quantities of warm water, and two or three hours of labor are required to clear snow from a roof. Contracts can be made for heating ready for Corn or Wheat, at \$2 to \$2 1/2 per ton. By judicious management the land may be plowed and sown the first and under a high state of cultivation.

Corn, Grains, Cattle, &c., will be forwarded at reasonable rates to Chicago for the Eastern market and to Cairo for the Southern. The larger yield of the crops of Illinois over those of the West, and the smaller amount of labor required to be much more than sufficient to pay the difference of transportation to the Eastern market.

Land can be had at several points along the Road, made at cheap and cheap rates. It can be delivered at several points along the Road at \$1 to \$2 1/2 per ton. Wood can be had at the same rates per cord.

There is no tax of any kind on the State of Minnesota, should heat be sent to the State of Minnesota, should be paid on the water-courses and for every mile of land, have been disposed of; but that for those located in the interior there are no conveniences for transportation of the products, and the cost of removal is prohibitory.

Mr. BENEDICT'S BOARDING and DAY SCHOOL for YOUNG LADIES will commence Sept. 17.

Mrs. E. REICHARD'S FRENCH and ENGLISH BOARDING and DAY SCHOOL for YOUNG LADIES, No. 22 West 22d st., near 5th av., will be open on WEDNESDAY, September 10. Circulars can be obtained at her residence, No. 102 Madison-st.

M. ME. COULTAN'S French and English Boarding and Day School for young Ladies, No. 29 Gold st., will open on Wednesday, Sept. 10. Circulars attached.

M. L. DE GRAND-VAL'S CLASSICAL, French, Spanish and English BOARDING SCHOOL for Young Girls, Nos. 27 and 29 Gold st., Brooklyn, will open on the 1st of SEPTEMBER.

MRS. O'KILL'S BOARDING and DAY SCHOOL will be open on TUESDAY, Sept. 9. Circulars can be obtained at her residence, No. 81 1/2 Clinton-st., or at Mr. T. N. STANFORD's book-store, No. 52 Broadway.

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